



**Pearwood Gardens
Eaglescliffe**

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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Pearwood Gardens.



Fifteen minutes from the centre of Middlesbrough by road or rail, Pearwood Gardens is just five minutes' walk from Allens West railway station, for services between Saltburn and Bishop Auckland, and 30 minutes from Eaglescliffe Station which offers additional direct services to London, reaching Kings Cross Station in under three hours. For travel further afield, Teesside International Airport is just over 5 minutes' drive away.



The Other Room



Local shops include a One Stop convenience store beside Eaglescliffe Station, open from 6am to 11pm every day. Three quarters of a mile away, the Orchard Shops precinct incorporates a Sainsbury's Local, a Post Office, a pharmacy, a florist, a baker, a café and a takeaway. Across the River Tees, on Yarm's picturesque High Street, is a diverse assortment of shops including a large Co-op, a hardware store, pet supplies, building societies, a bank and beauticians and hairdressers, interspersed with pubs, cafés, restaurants and takeaways.

Welcome home

Within a beautiful new residential quarter on the edge of Eaglescliffe, a mile from the lively market town of Yarm and less than two miles from the A66, this attractive selection of energy efficient three and four bedroom homes is perfect for travel throughout the north east. With good local amenities and excellent rail connections, it combines convenience with the opportunity to settle down in a small, welcoming community. Welcome to Pearwood Gardens...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.

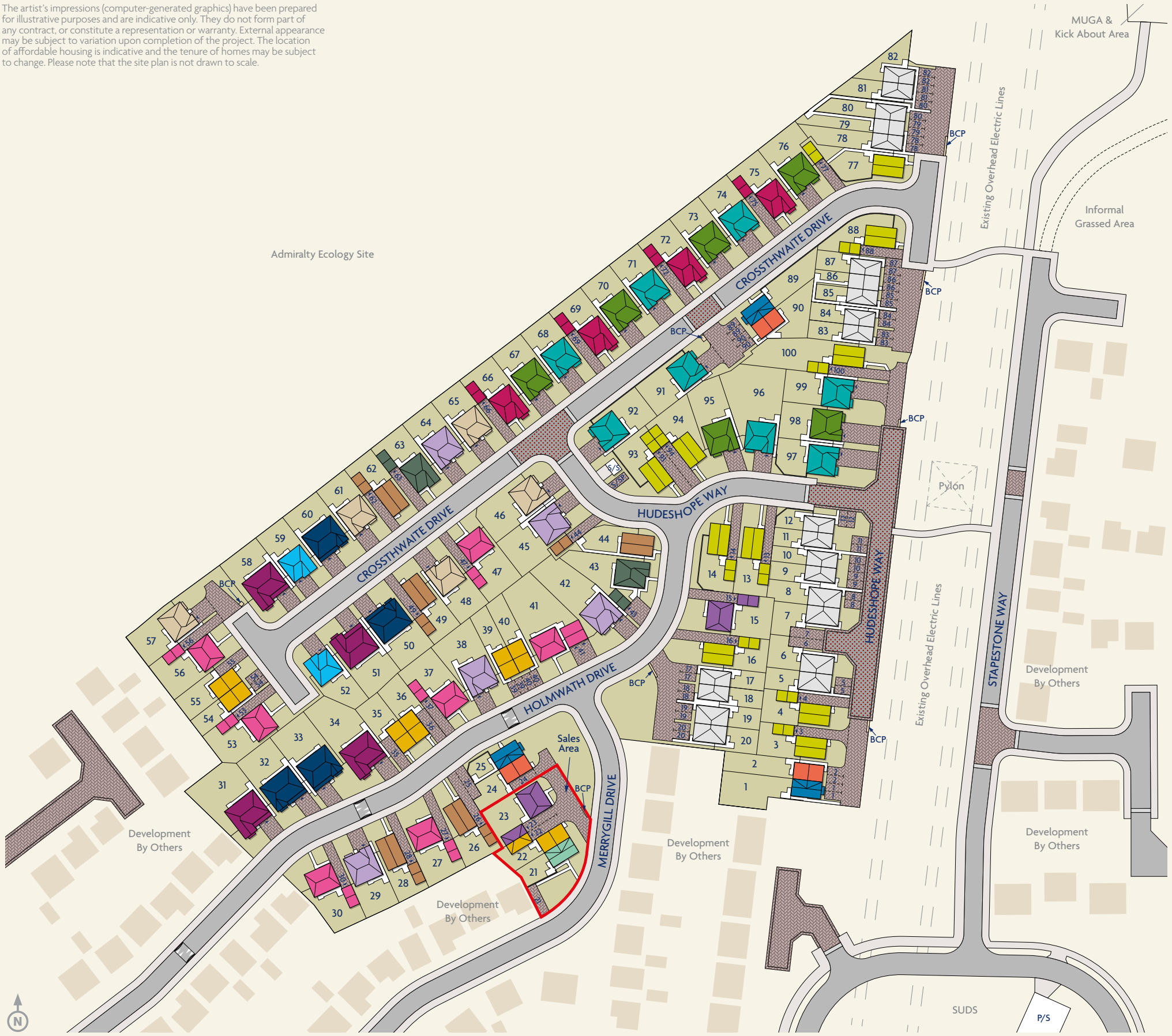


Plot Information

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- Electrical Sub-Station S/S
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Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principal bedroom with built-in storage space.

Ground Floor

Lounge
3.53m x 4.44m
11'7" x 14'7"

Kitchen/Dining
3.27m x 3.80m
10'9" x 12'6"

Laundry
1.11m x 1.92m
3'8" x 6'4"

WC
1.11m x 1.78m
3'8" x 5'10"

First Floor

Principal Bedroom
2.98m x 3.23m
9'9" x 10'7"

En-Suite
1.18m x 1.98m
3'10" x 6'6"

Bedroom 2
2.37m x 3.22m
7'10" x 10'7"

Bedroom 3
2.00m x 2.14m
6'7" x 7'0"

Bathroom
2.37m x 1.70m
7'10" x 5'7"

Floor Space

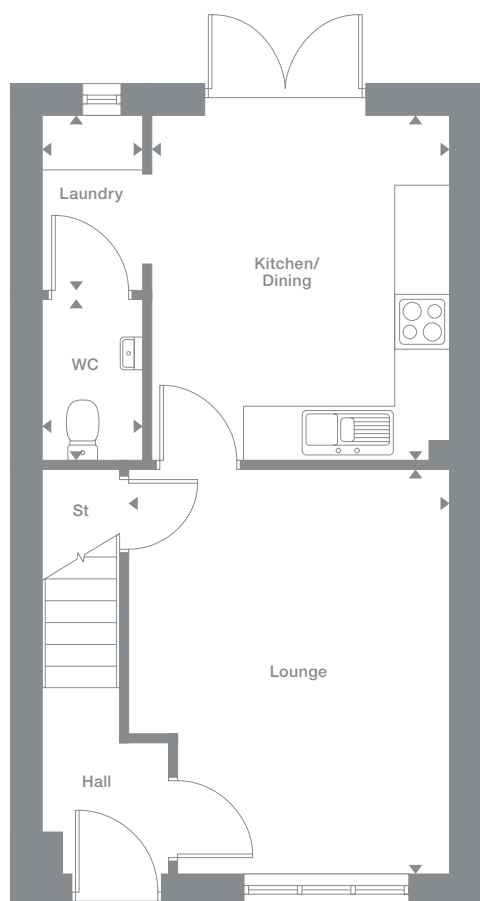
806 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

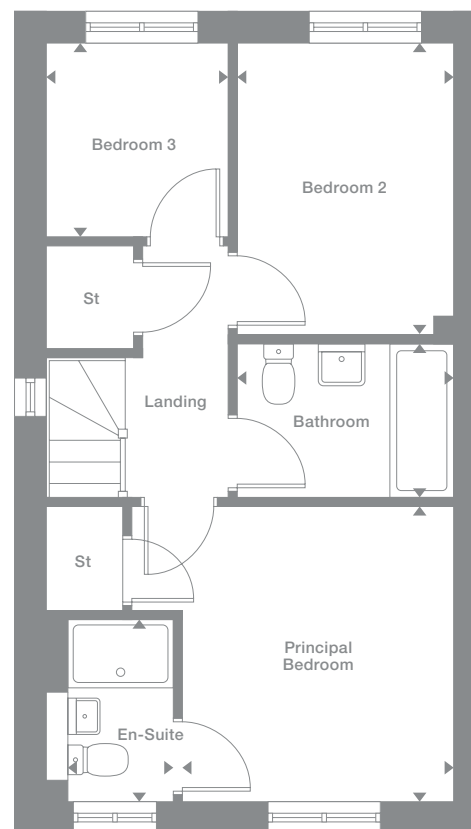
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overton

Overview

With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

Ground Floor

Lounge
3.56m x 4.49m
11'8" x 14'9"

Kitchen/Dining
3.31m x 3.83m
10'10" x 12'7"

Laundry
1.11m x 1.96m
3'8" x 6'5"

WC
1.11m x 1.78m
3'8" x 5'10"

First Floor

Principal Bedroom
3.09m x 3.28m
10'2" x 10'9"

En-Suite
1.18m x 2.03m
3'10" x 6'8"

Bedroom 2
2.37m x 3.26m
7'10" x 10'8"

Bedroom 3
2.04m x 2.17m
6'8" x 7'2"

Bathroom
2.37m x 1.69m
7'10" x 5'7"

Floor Space

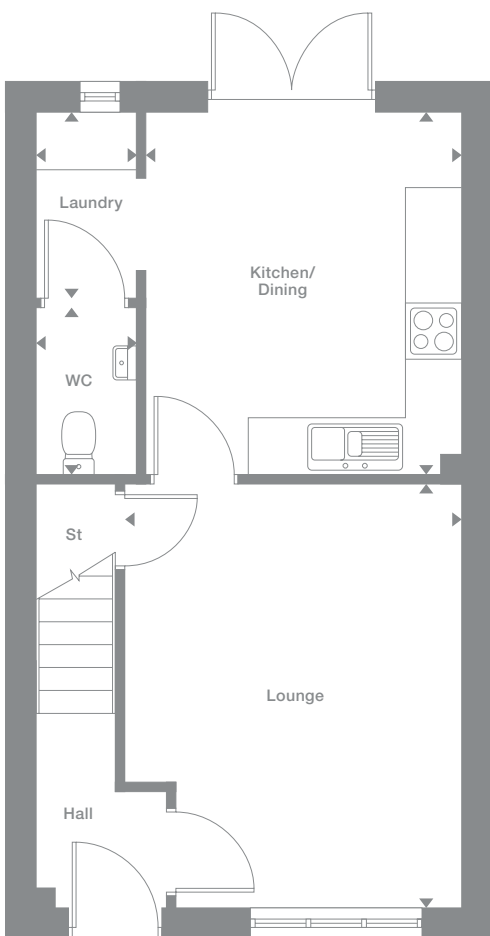
819 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

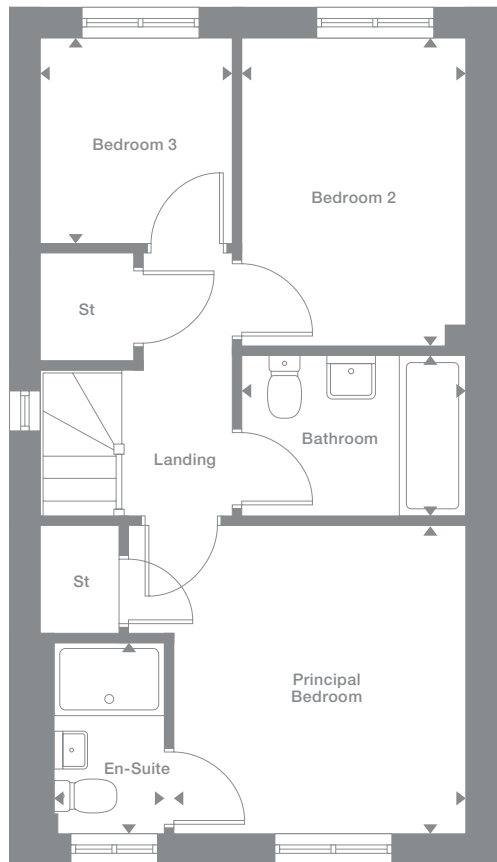
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Ground Floor



First Floor



how will you use your new home?

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Wilton

Overview

With dual aspect windows in the lounge and the kitchen, and french doors in the dining area, this is a delightfully light, airy home. Upstairs, in addition to the family bathroom there are three bedrooms, one of them en-suite and another with dual aspect outlooks.

Ground Floor

Lounge
4.65m x 2.98m
15'3" x 9'9"

Kitchen
2.88m x 3.42m
9'6" x 11'3"

Dining
1.76m x 2.32m
5'10" x 7'8"

WC
1.67m x 1.00m
5'6" x 3'3"

First Floor

Principal Bedroom
3.32m x 2.98m
10'11" x 9'9"

En-Suite
1.00m x 2.75m
3'4" x 9'0"

Bedroom 2
2.53m x 3.42m
8'4" x 11'3"

Bedroom 3
2.02m x 3.42m
6'8" x 11'3"

Bathroom
1.70m x 1.96m
5'7" x 6'5"

Floor Space

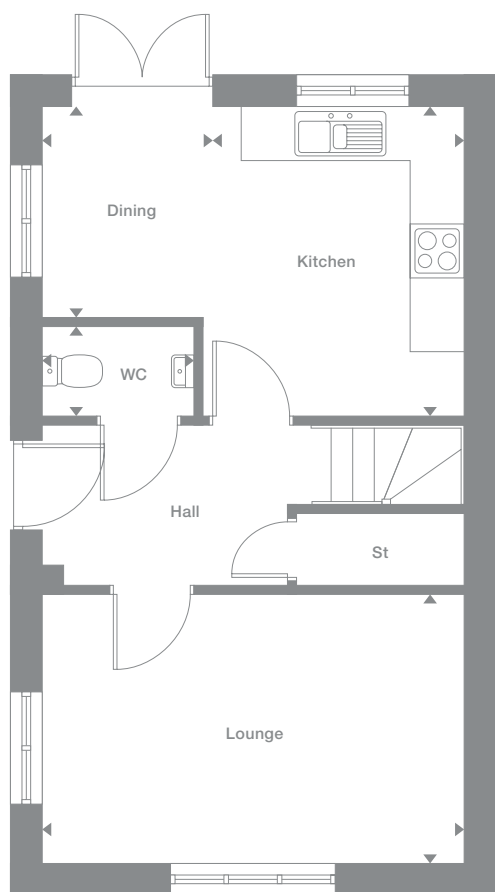
837 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

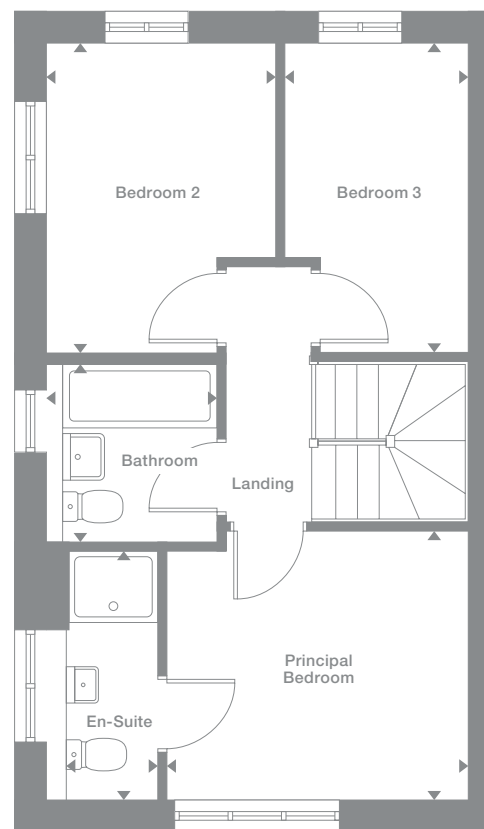
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Ground Floor



First Floor



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Overview

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

Ground Floor

Lounge
4.68m x 3.91m
15'5" x 12'10"

Kitchen
2.91m x 3.45m
9'7" x 11'4"

Dining
1.76m x 2.40m
5'10" x 7'11"

WC
1.67m x 0.96m
5'6" x 3'2"

First Floor

Principal Bedroom
3.37m x 3.01m
11'1" x 9'11"

En-Suite
1.01m x 2.78m
3'4" x 9'2"

Bedroom 2
2.56m x 3.46m
8'5" x 11'4"

Bedroom 3
2.02m x 3.46m
6'8" x 11'4"

Bathroom
1.70m x 1.96m
5'7" x 6'5"

Floor Space

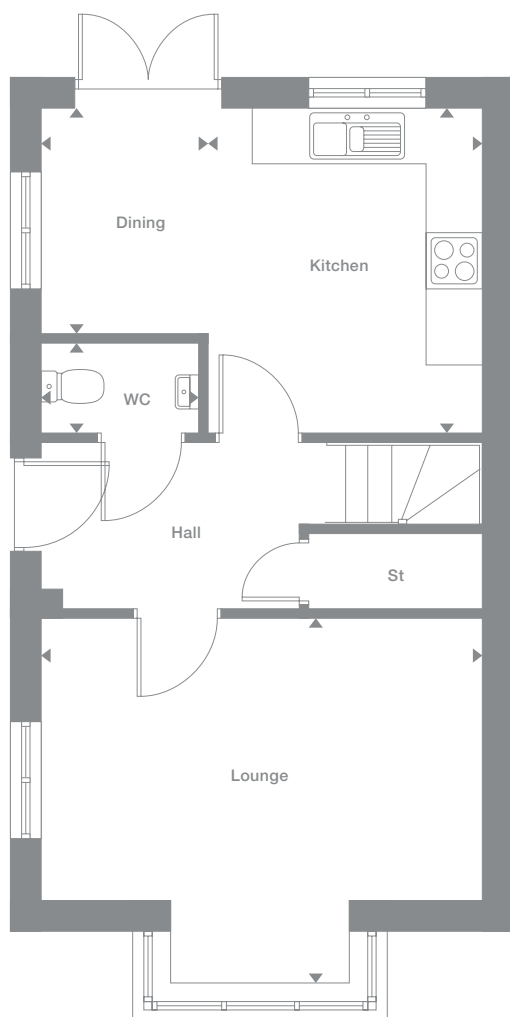
869 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

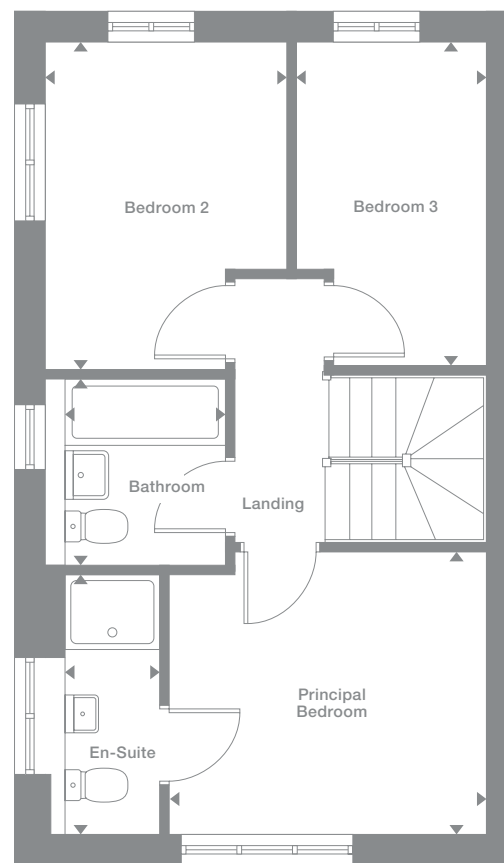
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Ground Floor



First Floor



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Hampton

Overview

The superb kitchen, with its dining area opening to the garden and separate laundry, and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing area.

Ground Floor

Lounge
3.42m x 3.57m
11'3" x 11'9"

Kitchen
3.43m x 3.06m
11'3" x 10'0"

Dining
5.47m x 2.38m
17'11" x 7'10"

WC
1.95m x 1.47m
6'5" x 4'10"

First Floor

Principal Bedroom
3.30m x 3.14m
10'10" x 10'4"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

Dressing
2.07m x 1.68m
6'10" x 5'6"

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3
2.56m x 3.65m
8'5" x 12'0"

Bathroom
1.98m x 2.21m
6'6" x 7'3"

Floor Space

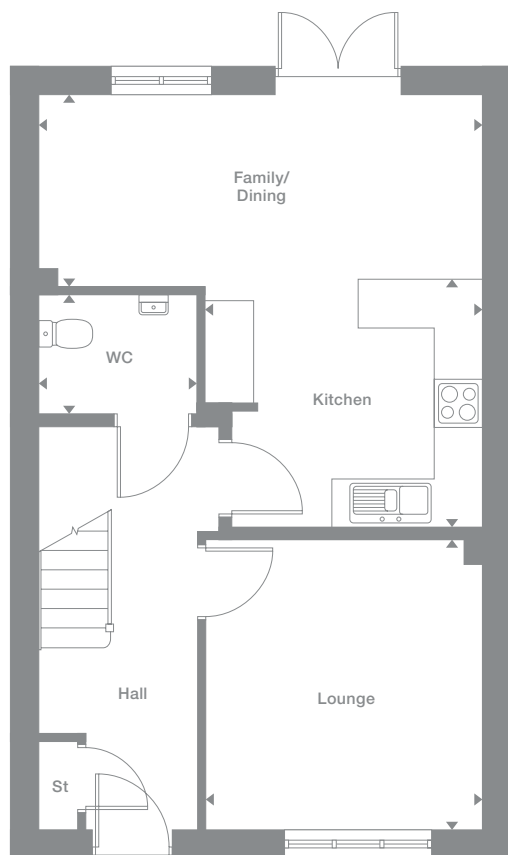
1,050 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

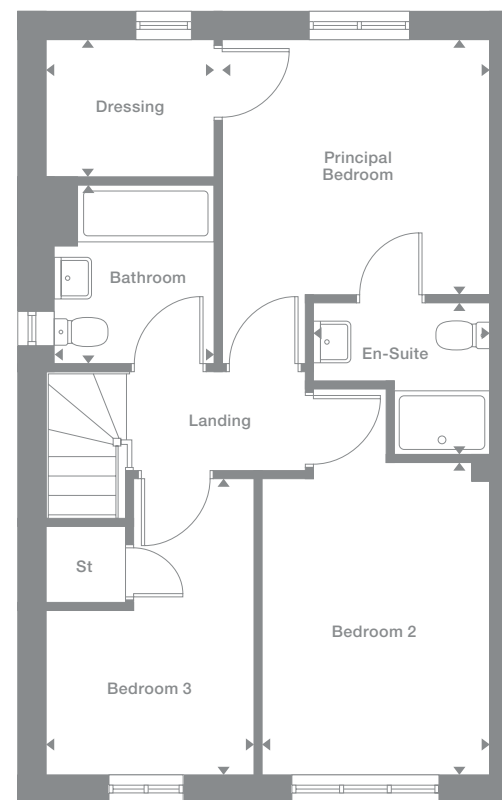
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Ground Floor



First Floor



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Overview

The hall opens on to an elegant square lounge offering endless options for layout, and a stylish, practical kitchen with separate laundry. French doors add a focal point to the dining area, and the luxurious en-suite principal bedroom features a dressing area.

Ground Floor

Lounge
3.51m x 3.60m
11'6" x 11'10"

Kitchen
2.45m x 3.14m
8'1" x 10'4"

Laundry
1.81m x 1.82m
5'11" x 6'0"

Dining
3.08m x 3.14m
10'1" x 10'4"

WC
1.45m x 1.82m
4'9" x 6'0"

First Floor

Principal Bedroom
2.80m x 3.15m
9'2" x 10'4"

En-Suite
2.42m x 1.18m
7'11" x 3'11"

Dressing
2.64m x 1.20m
8'8" x 3'11"

Bedroom 2
3.25m x 3.30m
10'8" x 10'10"

Bedroom 3
2.19m x 3.42m
7'2" x 11'3"

Bathroom
1.90m x 2.15m
6'3" x 7'1"

Floor Space

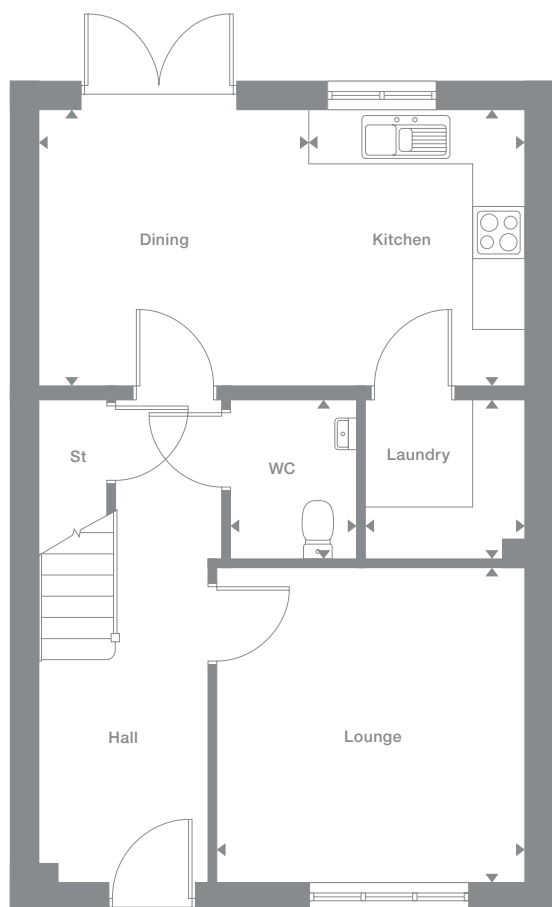
1,050 sq ft

Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

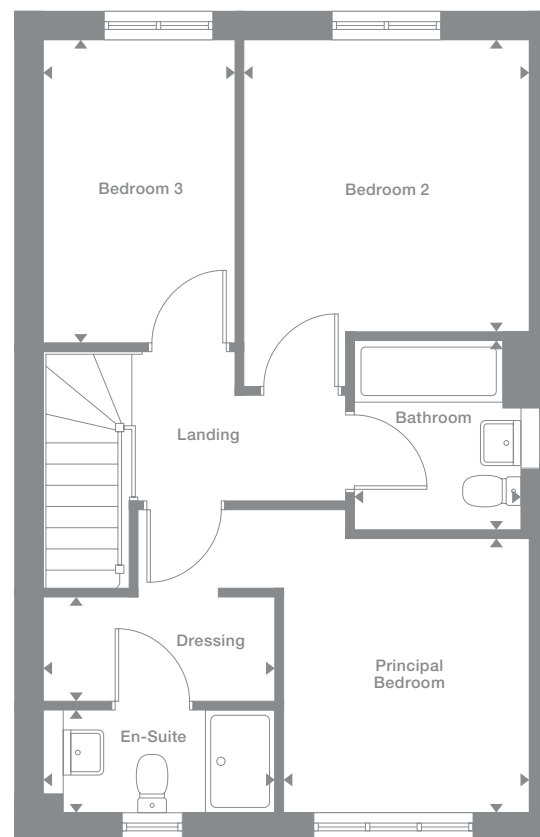
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Ground Floor



First Floor



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Overview

The light, well-proportioned lounge opens on to a bright kitchen with feature french doors in the dining area. One of the three bedrooms is en-suite with a walk-through dressing area, bedrooms two and three include a useful cupboard, and the family bathroom is complemented by a downstairs WC.

Ground Floor

Lounge
3.47m x 4.62m
11'5" x 15'2"

Kitchen/Dining
5.71m x 3.50m
18'9" x 11'6"

WC
1.80m x 1.46m
5'11" x 4'10"

First Floor

Principal Bedroom
3.05m x 4.60m
10'0" x 15'1"

En-Suite
2.40m x 1.18m
7'11" x 3'11"

Dressing
3.05m x 1.41m
10'0" x 4'8"

Bedroom 2
4.46m x 3.21m
14'8" x 10'7"

Bedroom 3
4.46m x 2.73m
14'8" x 9'0"

Bathroom
1.90m x 2.15m
6'3" x 7'1"

Floor Space

1,104 sq ft

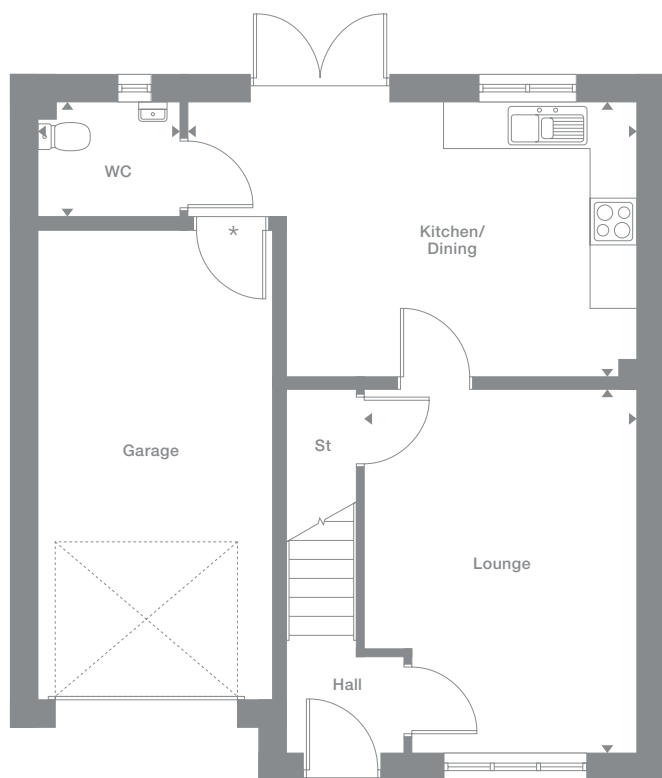
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

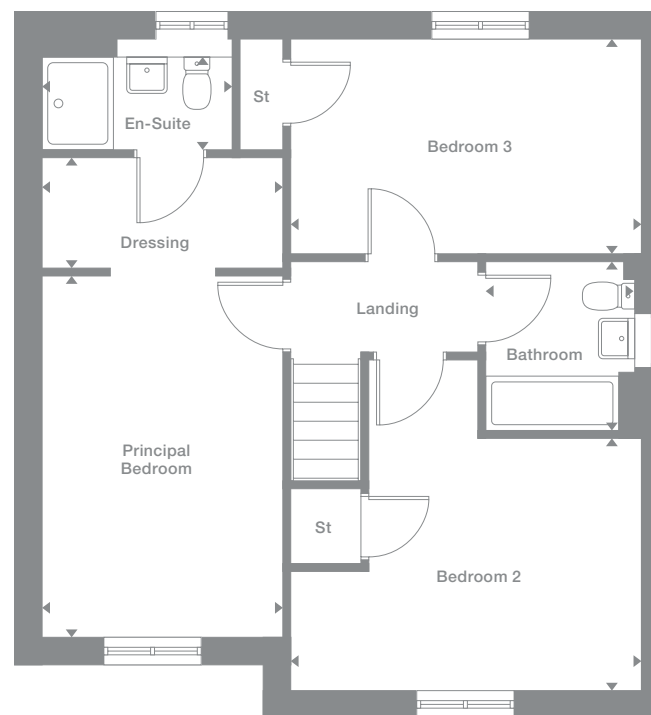
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Ground Floor



First Floor



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Portwood

Overview

The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

Ground Floor

- Lounge**
2.93m x 4.08m
9'7" x 13'5"
- Kitchen**
3.45m x 2.70m
11'4" x 8'10"
- Laundry**
1.91m x 1.71m
6'4" x 5'7"
- Dining**
3.03m x 4.16m
9'11" x 13'8"
- Family**
3.03m x 2.76m
9'11" x 9'1"
- WC**
1.91m x 0.90m
6'4" x 2'11"

First Floor

- Principal Bedroom**
3.14m x 2.75m
10'4" x 9'0"
- En-Suite**
1.97m x 1.55m
6'6" x 5'1"
- Dressing**
1.85m x 1.97m
6'1" x 6'6"
- Bedroom 2**
2.93m x 3.81m
9'7" x 12'6"
- Bedroom 3**
3.72m x 2.44m
12'3" x 8'0"
- Bedroom 4/Study**
2.15m x 3.02m
7'1" x 9'11"
- Bathroom**
2.05m x 1.69m
6'9" x 5'7"

Floor Space

1,212 sq ft

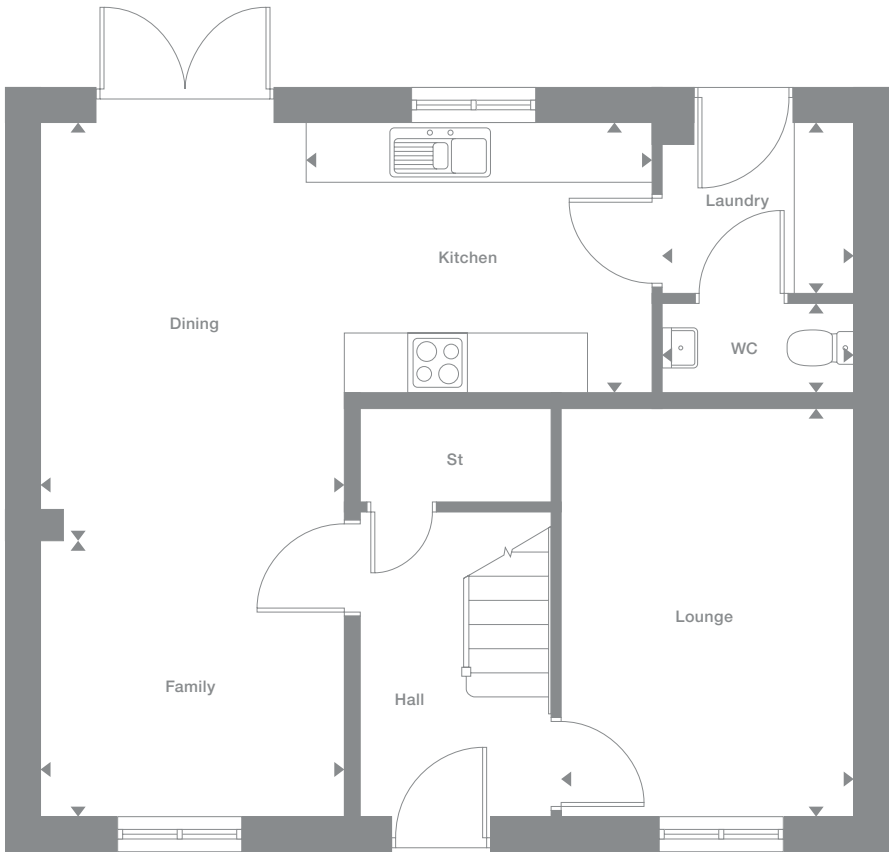
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

❖ Stair bulkhead

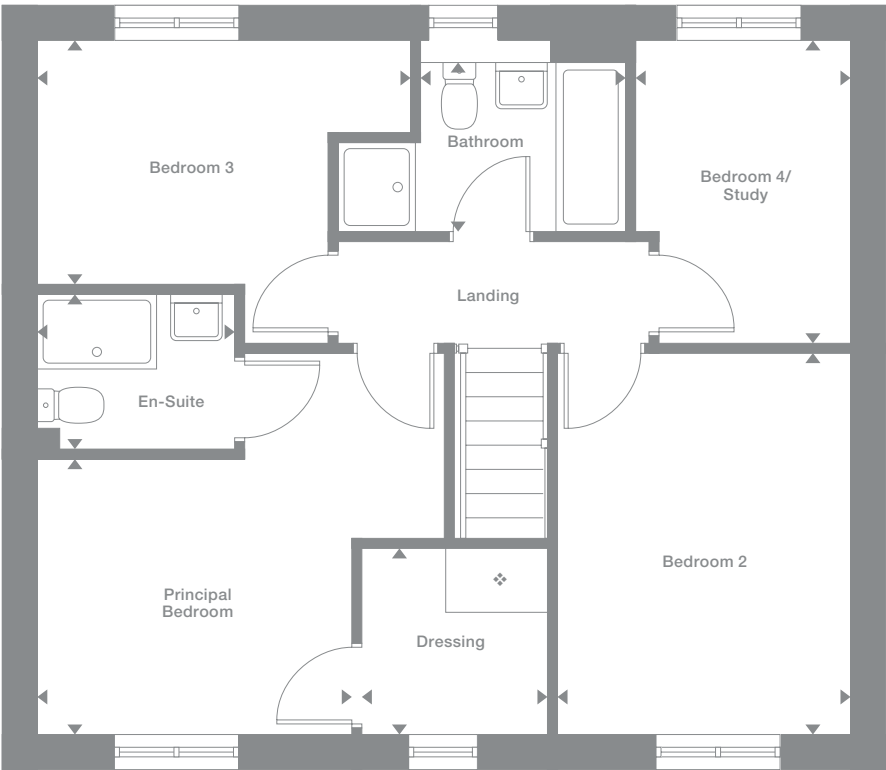
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Ground Floor



First Floor



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Pearwood

Overview

The L-shaped, dual aspect family room, extending into a galley-style kitchen, presents a fascinating space that changes character as you pass through a dining area with french doors, a laundry and the en-suite principal bedroom includes a dressing room.

Ground Floor

Lounge
2.96m x 4.15m
9'9" x 13'7"

Kitchen
3.45m x 2.70m
11'4" x 8'10"

Laundry
1.91m x 1.71m
6'4" x 5'7"

Dining
3.06m x 4.23m
10'1" x 13'11"

Family
3.06m x 2.77m
10'1" x 9'1"

WC
1.91m x 0.90m
6'4" x 2'11"

First Floor

Principal Bedroom
3.18m x 2.76m
10'5" x 9'1"

Dressing
1.85m x 1.97m
6'1" x 6'6"

En-Suite
1.97m x 1.55m
6'6" x 5'1"

Bedroom 2
2.96m x 3.92m
9'9" x 12'10"

Bedroom 3
3.76m x 2.50m
12'4" x 8'2"

Bedroom 4/Study
2.18m x 2.99m
7'2" x 9'10"

Bathroom
2.05m x 1.70m
6'9" x 5'7"

Floor Space

1,235 sq ft

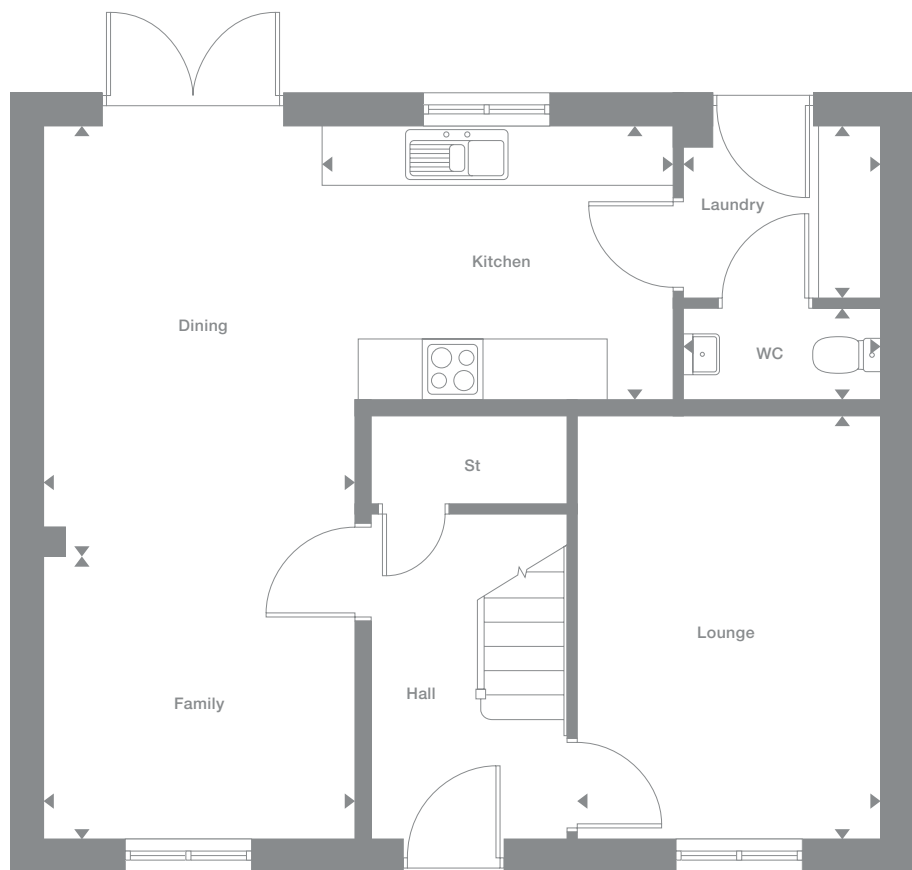
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

❖ Stair bulkhead

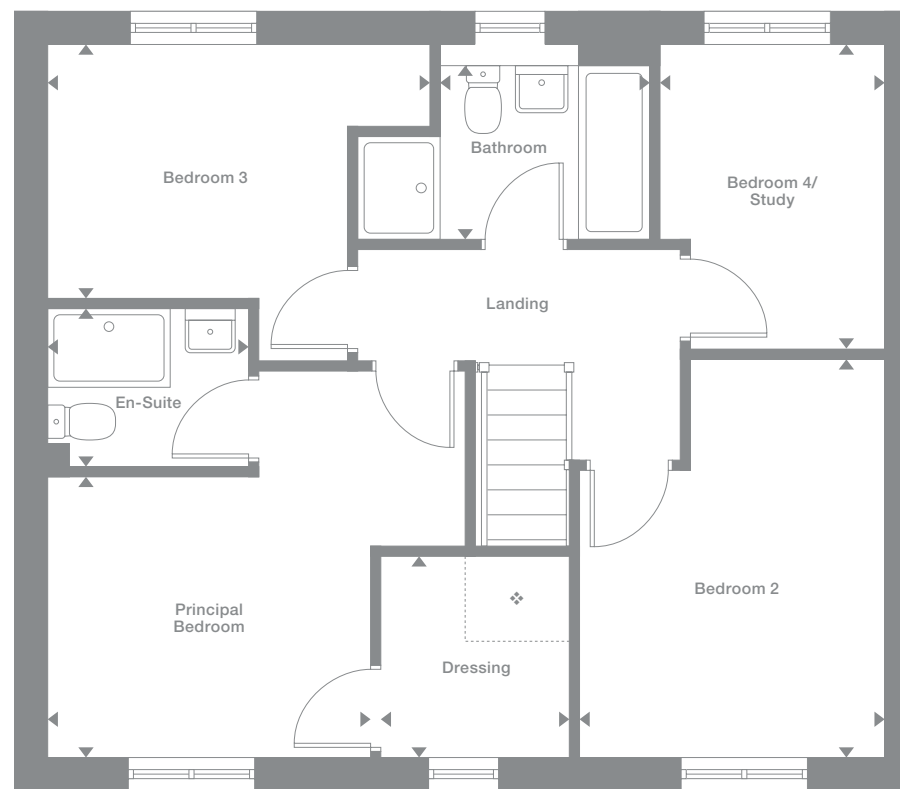
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Ground Floor



First Floor



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Kirkwood

Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

Ground Floor

- Lounge**
2.95m x 4.43m
9'8" x 14'7"
- Kitchen**
2.86m x 2.68m
9'5" x 8'10"
- Laundry**
1.80m x 1.26m
5'11" x 4'2"
- Dining**
2.16m x 2.68m
7'1" x 8'10"
- Family**
3.14m x 2.36m
10'4" x 7'9"
- WC**
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom**
4.03m x 2.74m
13'3" x 9'0"
- En-Suite**
2.60m x 1.19m
8'6" x 3'11"
- Dressing**
2.60m x 1.42m
8'6" x 4'8"
- Bedroom 2**
2.95m x 3.91m
9'8" x 12'10"
- Bedroom 3**
3.04m x 2.87m
10'0" x 9'5"
- Bedroom 4**
2.60m x 3.94m
8'7" x 12'11"
- Bathroom**
2.33m x 2.87m
7'8" x 9'5"

Floor Space

1,240 sq ft

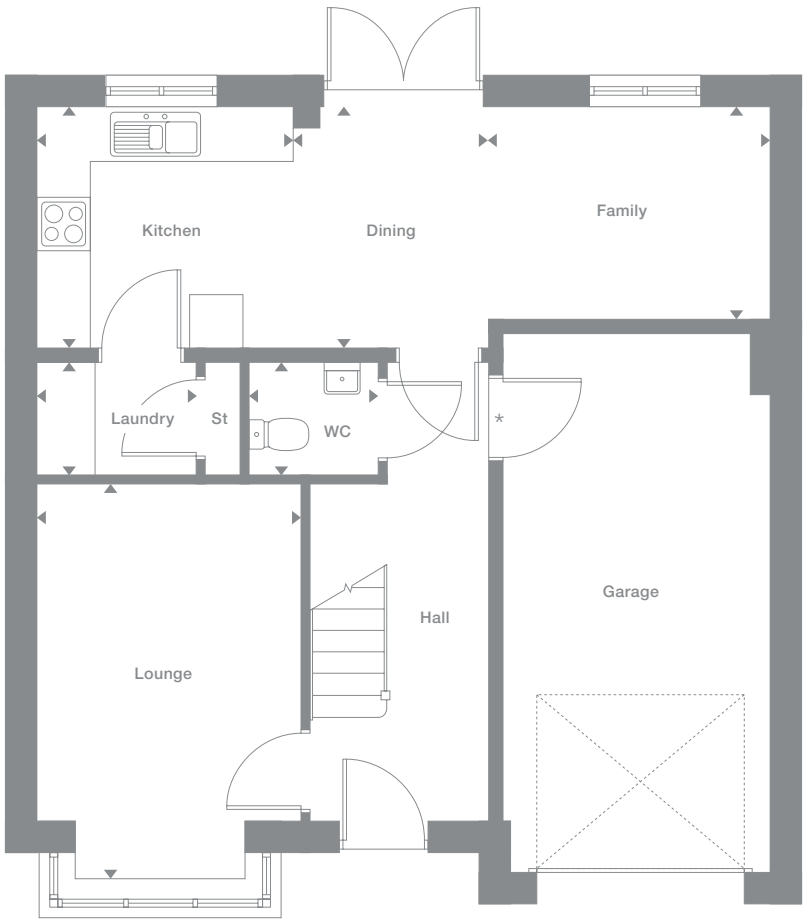
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

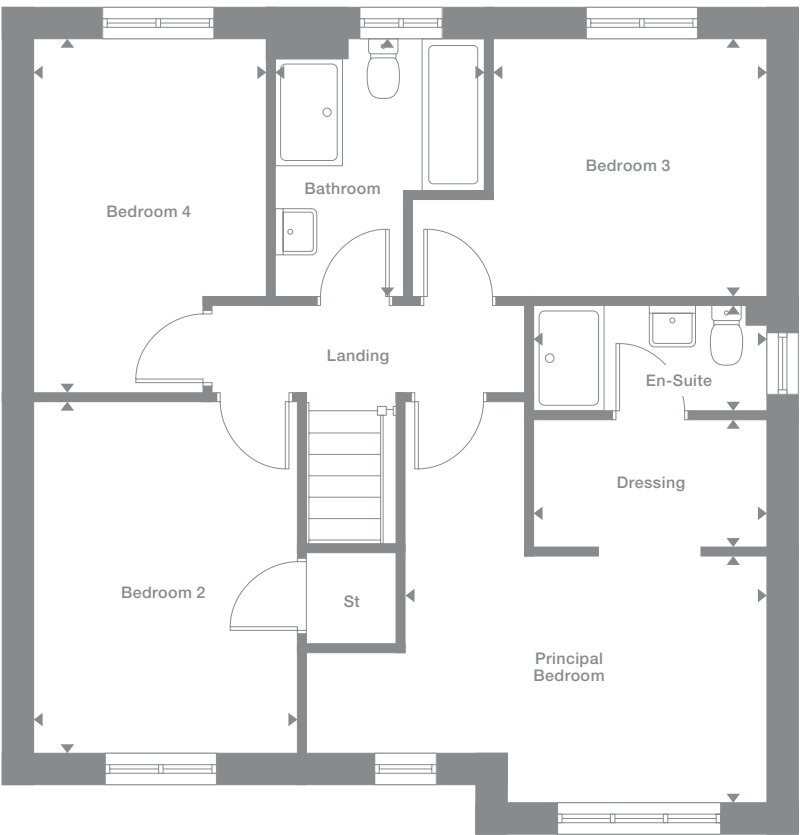
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Ground Floor



First Floor



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Maplewood

Overview

Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

Ground Floor

Lounge
2.98m x 4.72m
9'10" x 15'6"

Kitchen
2.86m x 2.68m
9'5" x 8'10"

Laundry
1.76m x 1.26m
5'9" x 4'2"

Dining
2.23m x 2.68m
7'4" x 8'10"

Family
3.15m x 2.41m
10'4" x 7'11"

WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

Principal Bedroom
4.06m x 2.82m
13'4" x 9'3"

Dressing
2.63m x 1.38m
8'8" x 4'7"

En-Suite
2.63m x 1.18m
8'8" x 3'10"

Bedroom 2
2.98m x 3.82m
9'10" x 12'6"

Bedroom 3
2.54m x 4.10m
8'4" x 13'6"

Bedroom 4
3.06m x 2.91m
10'1" x 9'7"

Bathroom
2.45m x 2.91m
8'1" x 9'7"

Floor Space

1,269 sq ft

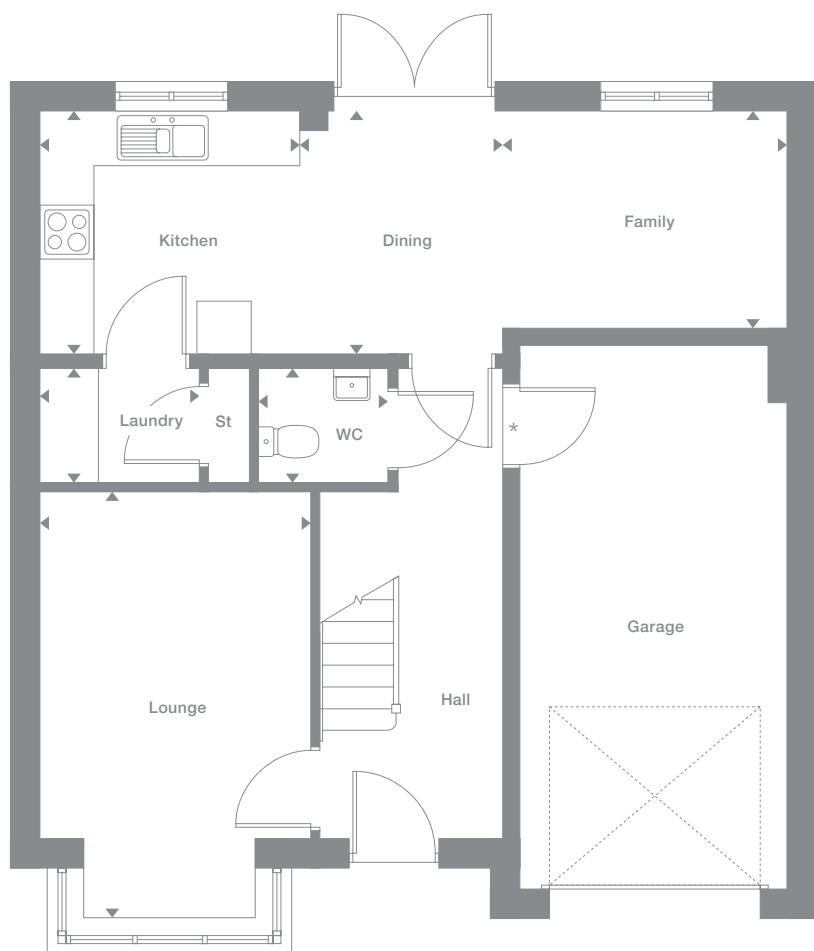
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

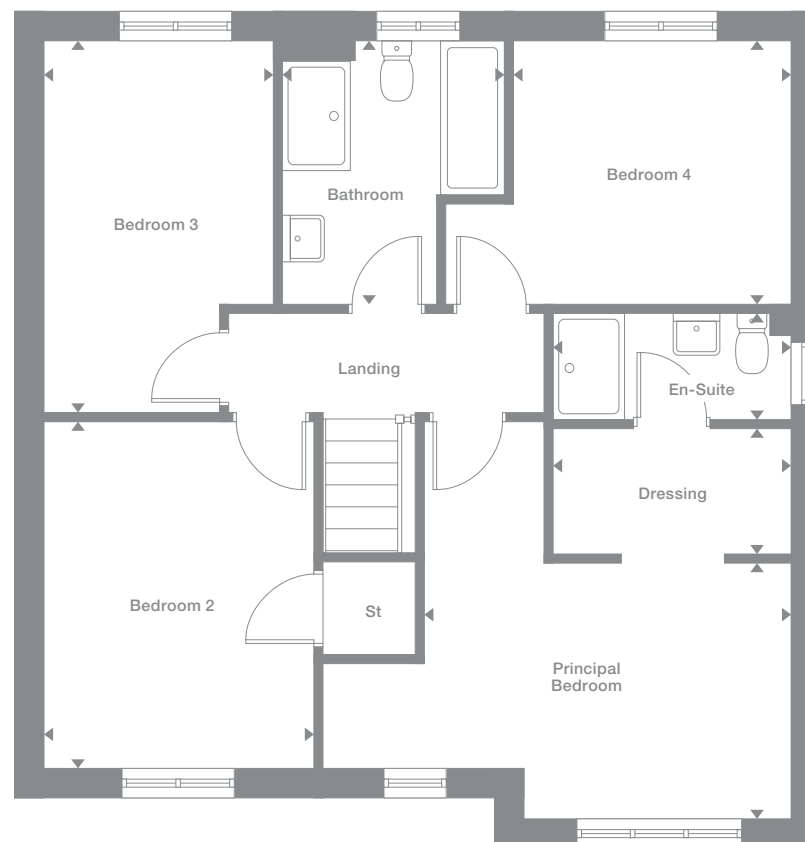
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Charleswood

Overview

From the striking bay-windowed lounge to the four bedrooms, one a sumptuous en-suite bedroom with a dressing area, this is a home of unmistakable prestige. The family kitchen and dining room, with dual windows, french doors and separate laundry, is perfect for lively social gatherings.

Ground Floor

- Lounge**
3.17m x 4.58m
10'5" x 15'0"
- Kitchen**
3.16m x 2.86m
10'5" x 9'5"
- Laundry**
1.85m x 1.50m
6'1" x 4'11"
- Dining**
2.08m x 2.86m
6'10" x 9'5"
- Family**
3.14m x 2.86m
10'4" x 9'5"
- WC**
1.80m x 1.50m
5'11" x 4'11"

First Floor

- Principal Bedroom**
5.11m x 3.03m
16'9" x 9'11"
- En-Suite**
2.57m x 1.43m
8'5" x 4'8"
- Dressing**
2.57m x 1.35m
8'5" x 4'5"
- Bedroom 2**
3.17m x 3.52m
10'5" x 11'7"
- Bedroom 3**
4.52m x 2.55m
14'10" x 8'5"
- Bedroom 4**
3.77m x 2.96m
12'4" x 9'9"
- Bathroom**
1.83m x 2.22m
6'0" x 7'4"

Floor Space

1,378 sq ft

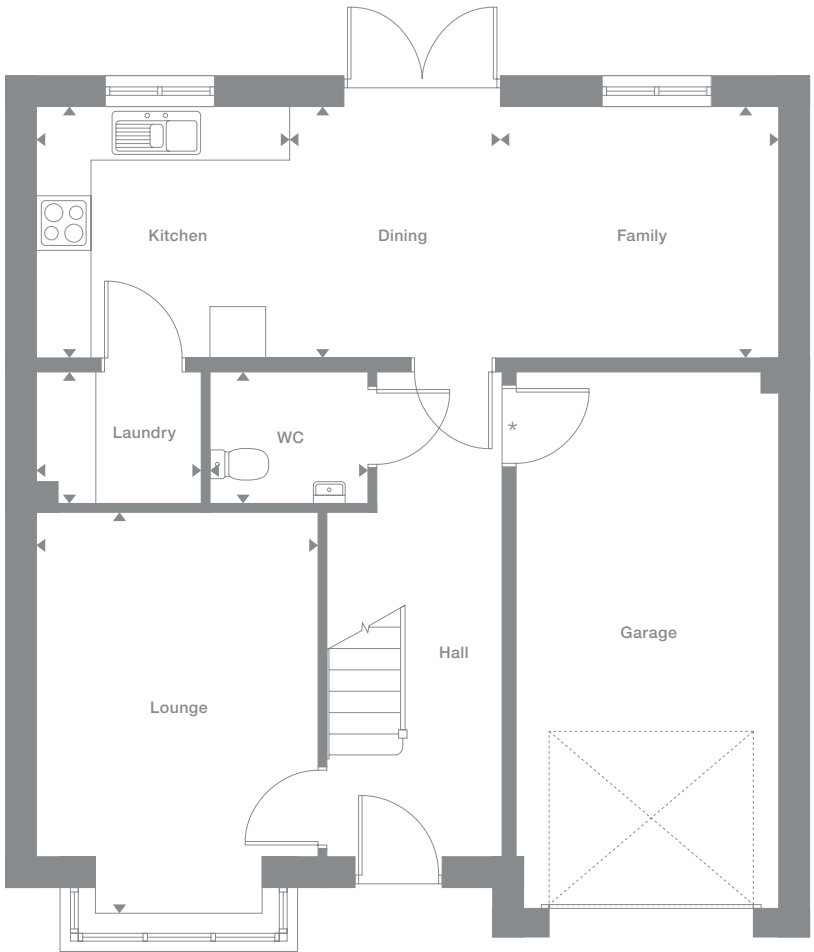
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

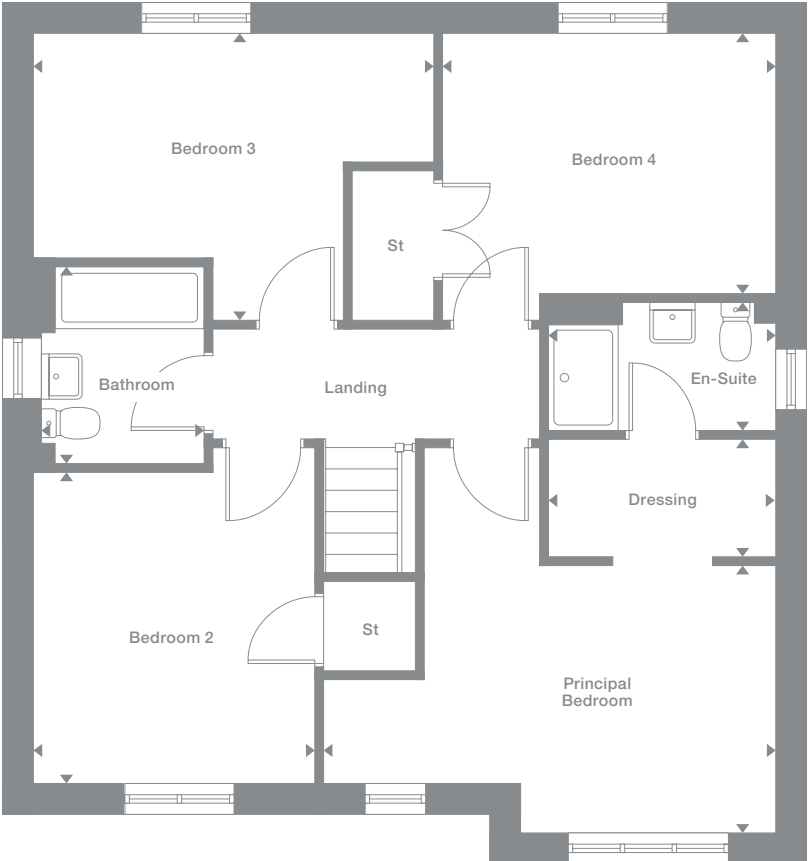
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denham

Overview

The stylish, inviting lounge, with its beautiful bay-window, complements a breathtaking family kitchen and dining room, a natural hub for everyday life that will also add pleasure to large, lively social gatherings. With its walk-through dressing area, the en-suite principal bedroom provides a sumptuous retreat.

Ground Floor

Lounge
3.21m x 4.76m
10'6" x 15'8"

Kitchen
3.16m x 2.86m
10'5" x 9'5"

Dining
2.15m x 2.86m
7'1" x 9'5"

Family
3.15m x 2.86m
10'4" x 9'5"

Laundry
1.85m x 1.50m
6'1" x 4'11"

WC
1.80m x 1.50m
5'11" x 4'11"

First Floor

Principal Bedroom
5.15m x 3.10m
16'11" x 10'2"

En-Suite
2.61m x 1.43m
8'7" x 4'8"

Dressing
1.86m x 1.29m
6'2" x 4'3"

Bedroom 2
3.21m x 3.48m
10'6" x 11'5"

Bedroom 3
4.54m x 2.55m
14'11" x 8'5"

Bedroom 4
3.82m x 2.91m
12'6" x 9'7"

Bathroom
1.90m x 2.22m
6'3" x 7'4"

Floor Space

1,390 sq ft

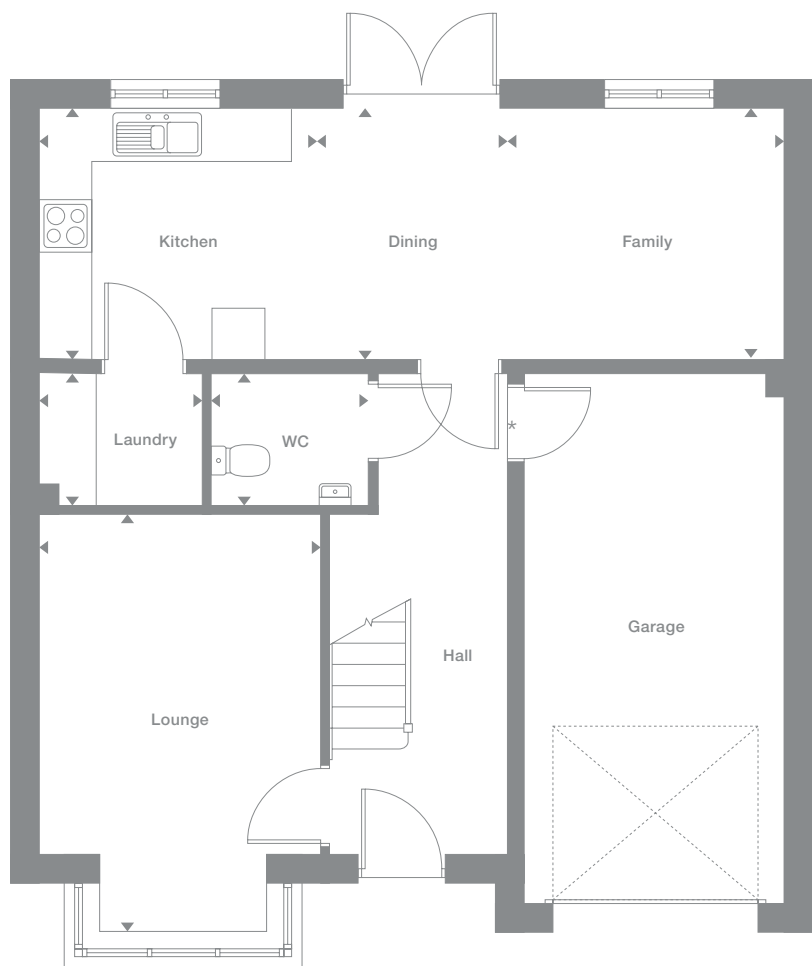
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

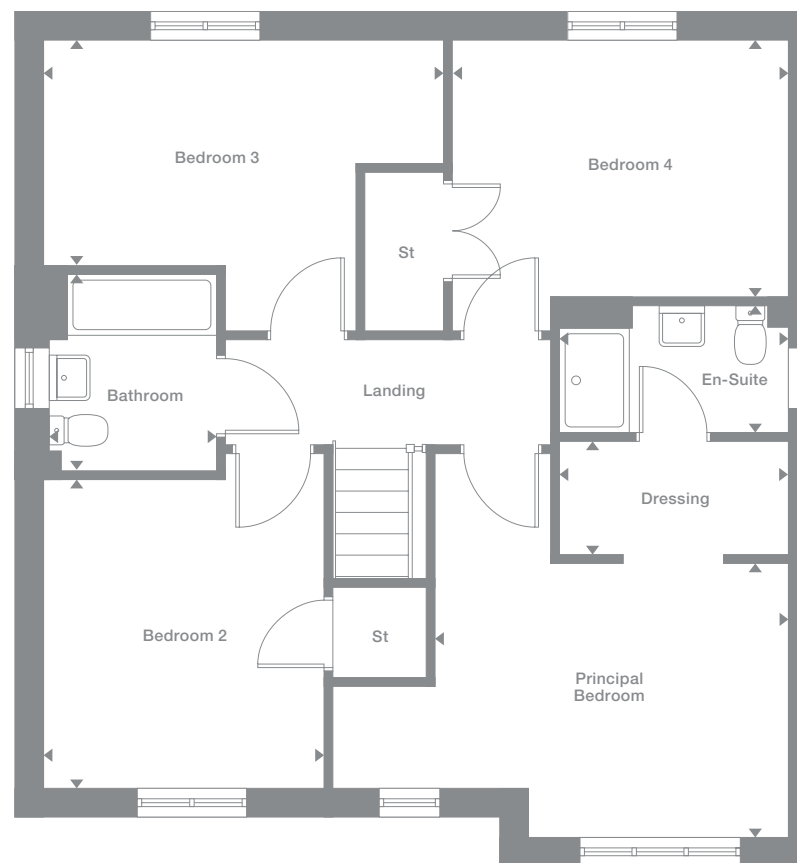
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Briarwood

Overview

With its stylish lounge and airy, open-plan kitchen and dining room, this superb home is perfect for lively gatherings. There is a separate laundry and a dedicated study, and the bathroom and four bedrooms, one of them en-suite, are reached by a bright gallery landing.

Ground Floor

- Lounge**
3.56m x 4.47m
11'8" x 14'8"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.80m
6'10" x 5'11"
- Family/Dining**
3.91m x 3.84m
12'10" x 12'7"
- Study**
2.08m x 1.97m
6'10" x 6'6"
- WC**
2.08m x 1.52m
6'10" x 5'0"

First Floor

- Principal Bedroom**
3.56m x 3.13m
11'8" x 10'3"
- En-Suite**
2.16m x 1.30m
7'1" x 4'3"
- Bedroom 2**
3.62m x 3.51m
11'11" x 11'6"
- Bedroom 3**
4.19m x 2.75m
13'9" x 9'0"
- Bedroom 4**
2.99m x 2.73m
9'10" x 9'0"
- Bathroom**
2.38m x 2.16m
7'10" x 7'1"

Floor Space

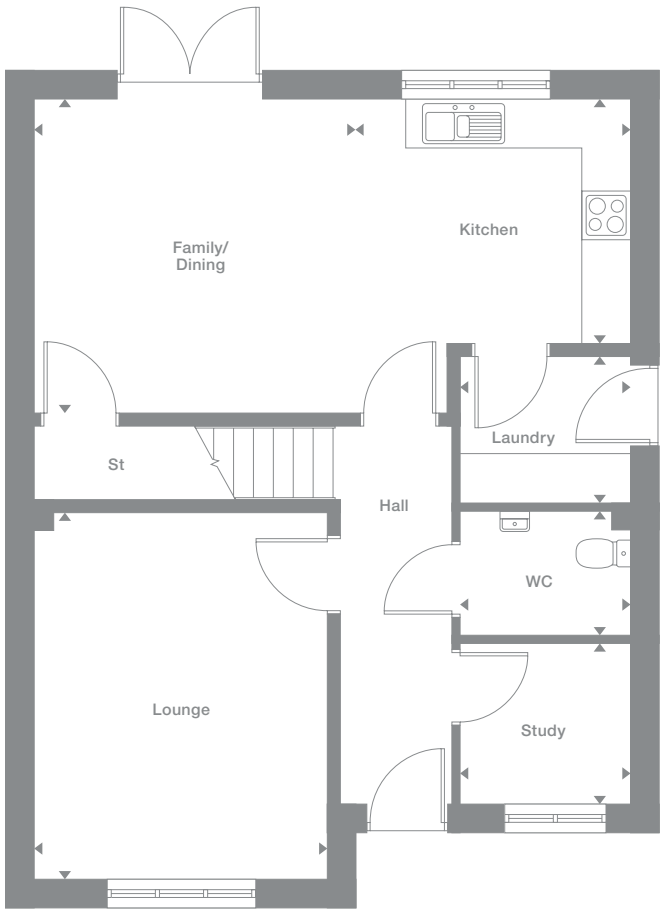
1,419 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

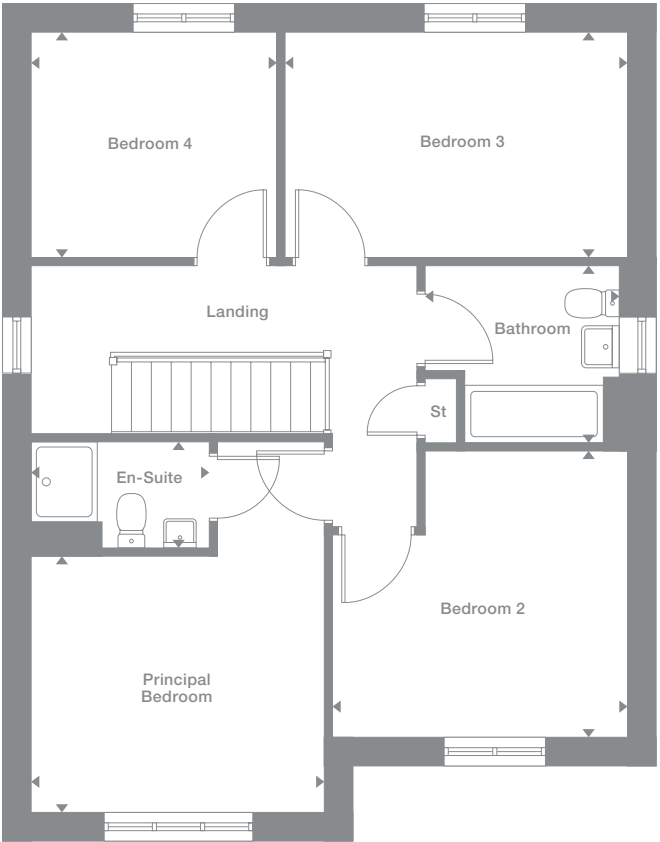
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Brantham

Overview

The elegant bay-windowed façade introduces a wonderfully stylish and impressive home. The formal lounge complements a bright, open family kitchen and dining room, a natural social space. There is a dedicated study, and the gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

- Lounge**
3.63m x 5.40m
11'11" x 17'9"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.80m
6'10" x 5'11"
- Family/Dining**
3.98m x 3.88m
13'1" x 12'9"
- Study**
2.08m x 2.11m
6'10" x 6'11"
- WC**
2.08m x 1.45m
6'10" x 4'9"

First Floor

- Principal Bedroom**
3.63m x 3.17m
11'11" x 10'5"
- En-Suite**
2.20m x 1.30m
7'3" x 4'3"
- Bedroom 2**
3.62m x 3.58m
11'11" x 11'9"
- Bedroom 3**
4.17m x 2.76m
13'8" x 9'1"
- Bedroom 4**
3.08m x 2.74m
10'1" x 9'0"
- Bathroom**
2.38m x 2.15m
7'10" x 7'1"

Floor Space

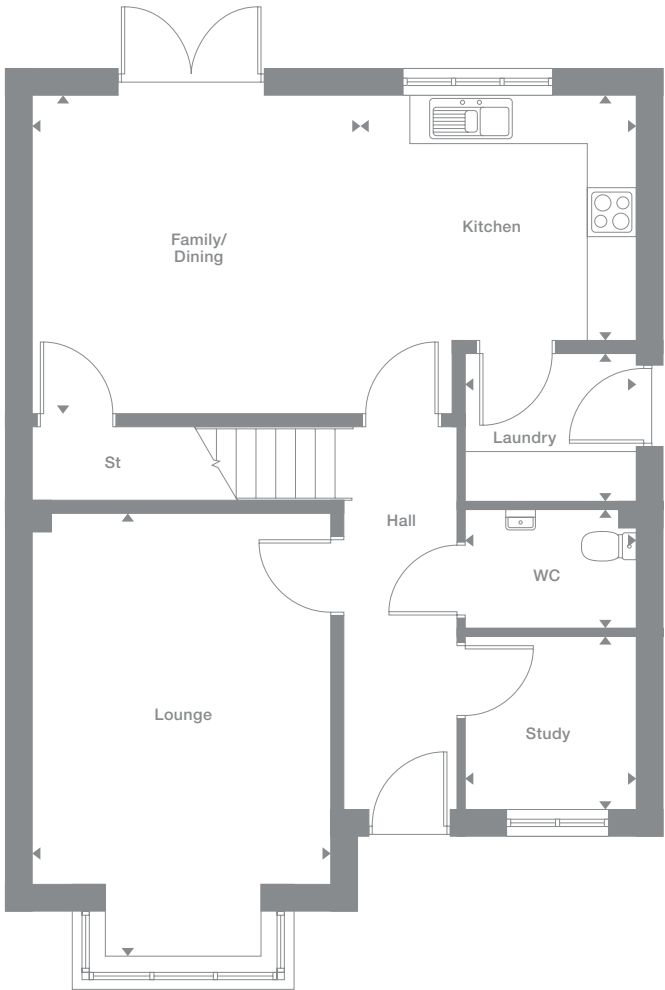
1,463 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

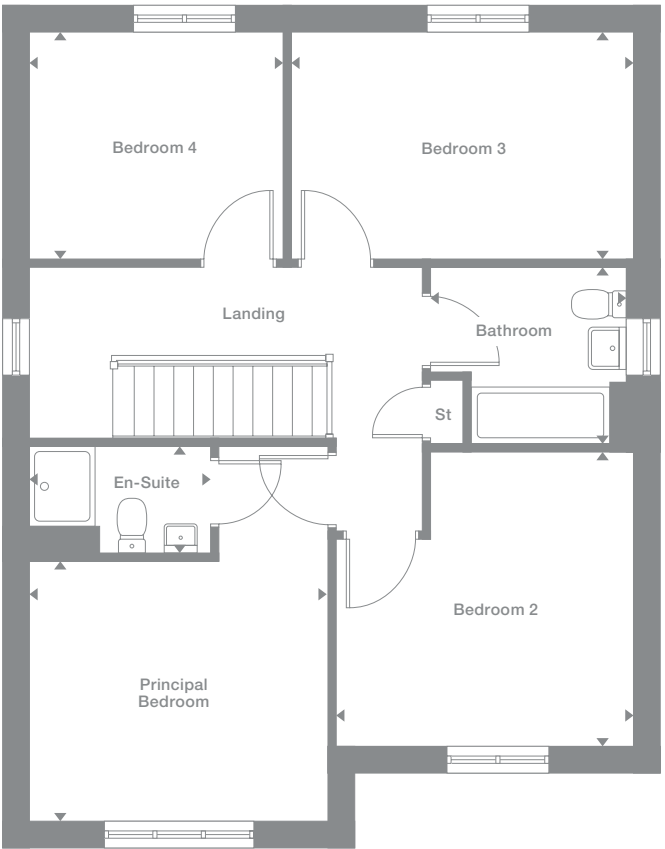
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Blackford

Overview

The bay-windowed lounge shares the ground floor with a dramatic family kitchen and dining room opening to the garden, adjoining a practical laundry leading to a convenient WC. Upstairs five bedrooms, two of them en-suite and one with a dressing room, accompany a family bathroom.

Ground Floor

- Lounge**
3.32m x 5.41m
10'11" x 17'9"
- Kitchen**
4.30m x 2.92m
14'1" x 9'7"
- Laundry**
1.70m x 1.85m
5'8" x 6'1"
- Family/Dining**
4.10m x 3.61m
13'6" x 11'10"
- WC**
1.70m x 0.97m
5'8" x 3'3"

First Floor

- Principal Bedroom**
3.32m x 3.06m
10'11" x 10'0"
- En-Suite 1**
1.42m x 3.05m
4'8" x 10'0"
- Dressing**
2.22m x 1.58m
7'4" x 5'2"
- Bedroom 2**
3.52m x 3.79m
11'7" x 12'5"
- En-Suite 2**
1.25m x 2.06m
4'2" x 6'9"
- Bedroom 3**
2.97m x 3.65m
9'9" x 12'0"
- Bedroom 4**
2.78m x 2.97m
9'1" x 9'9"
- Bedroom 5**
3.50m x 2.15m
11'6" x 7'1"
- Bathroom**
2.16m x 1.70m
7'1" x 5'7"

Floor Space

1,534 sq ft

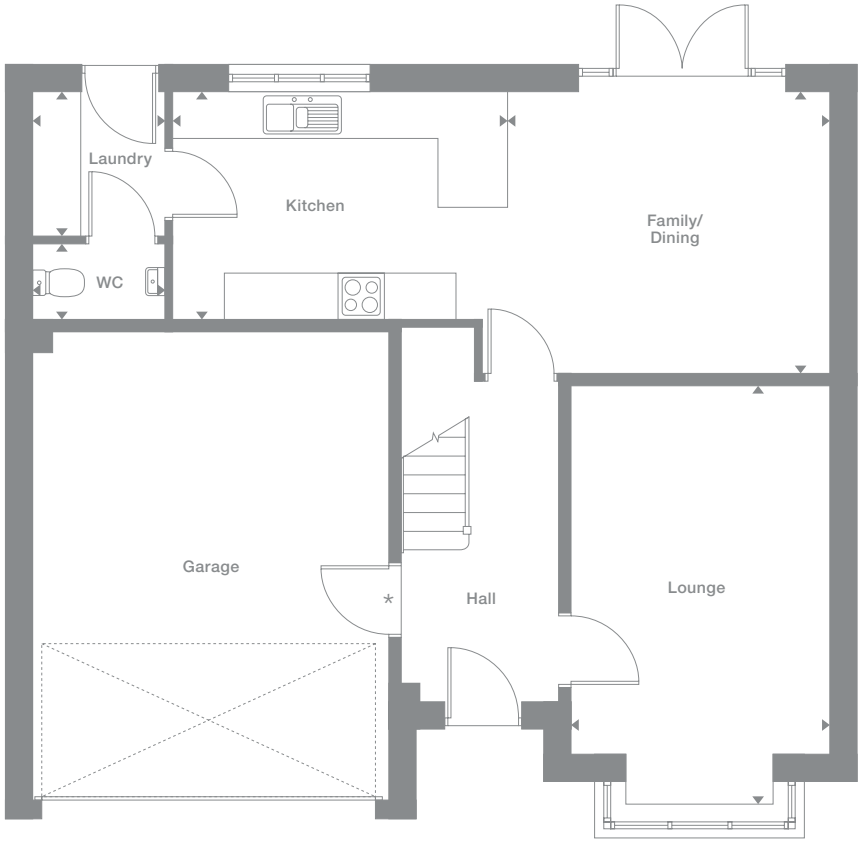
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

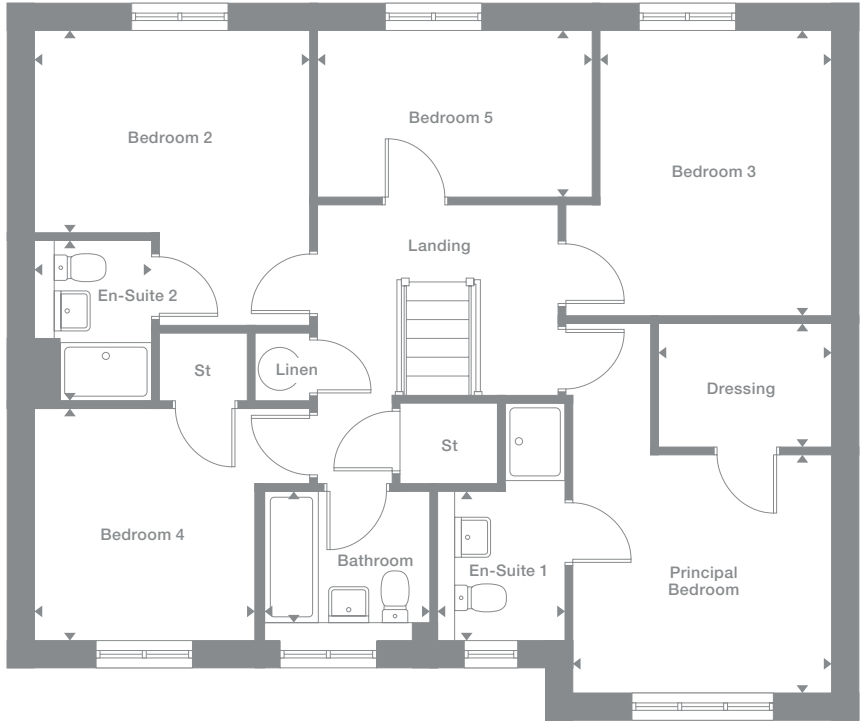
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denford

Overview

From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

Ground Floor

- Lounge**
3.78m x 4.78m
12'5" x 15'8"
- Kitchen**
4.18m x 2.81m
13'9" x 9'3"
- Laundry**
1.88m x 1.74m
6'2" x 5'9"
- Dining**
4.04m x 2.81m
13'3" x 9'3"
- Family**
4.04m x 2.75m
13'3" x 9'0"
- WC**
1.88m x 0.97m
6'2" x 3'2"

First Floor

- Principal Bedroom**
3.78m x 3.12m
12'5" x 10'3"
- En-Suite 1**
2.46m x 1.18m
8'1" x 3'10"
- Dressing**
1.67m x 2.17m
5'6" x 7'2"
- Bedroom 2**
3.03m x 3.65m
9'11" x 12'0"
- En-Suite 2**
1.96m x 1.51m
6'5" x 4'11"
- Bedroom 3**
3.96m x 2.91m
13'0" x 9'7"
- Bedroom 4**
2.99m x 2.91m
9'10" x 9'7"
- Bedroom 5**
4.24m x 2.47m
13'11" x 8'1"
- Bathroom**
2.67m x 1.95m
8'9" x 6'5"

Floor Space

1,640 sq ft

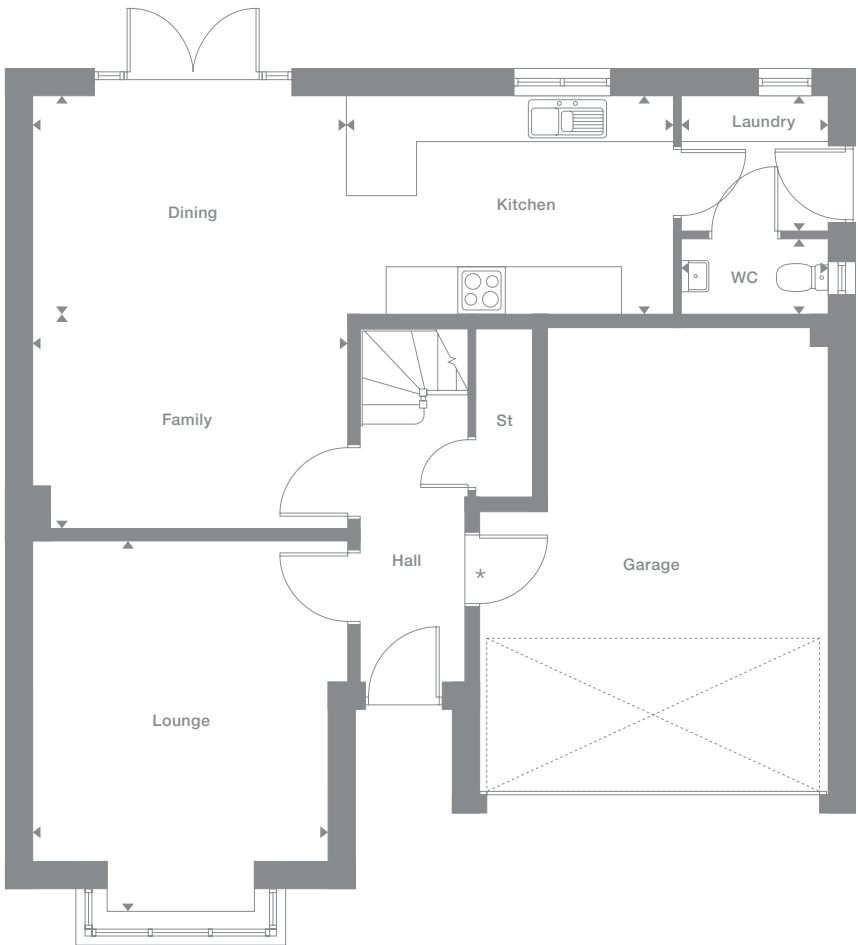
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

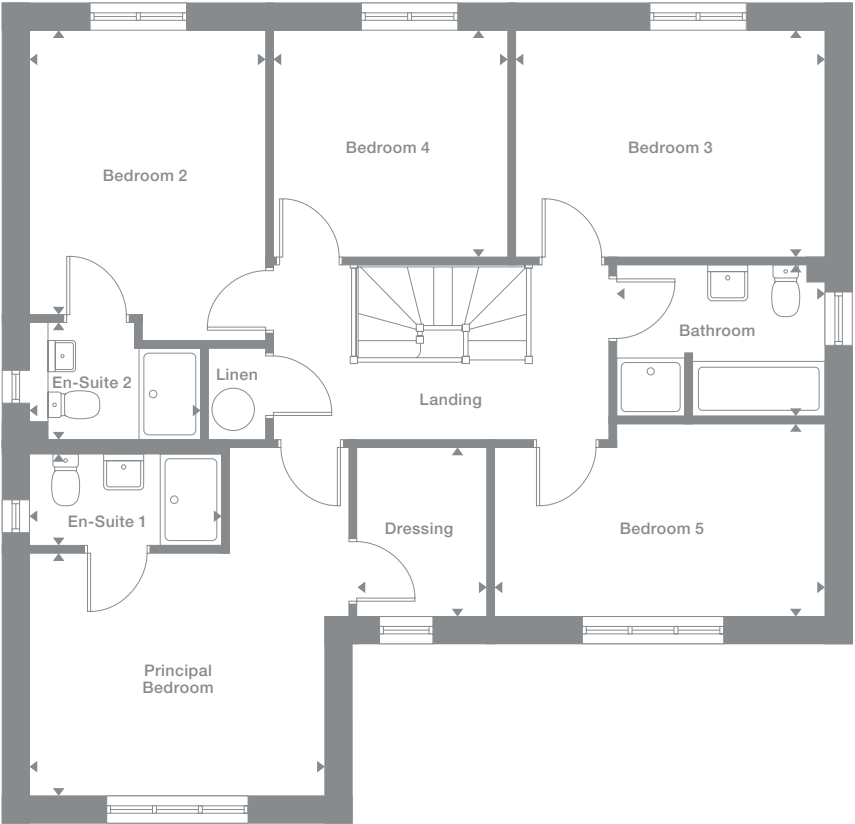
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Ground Floor



First Floor



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The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

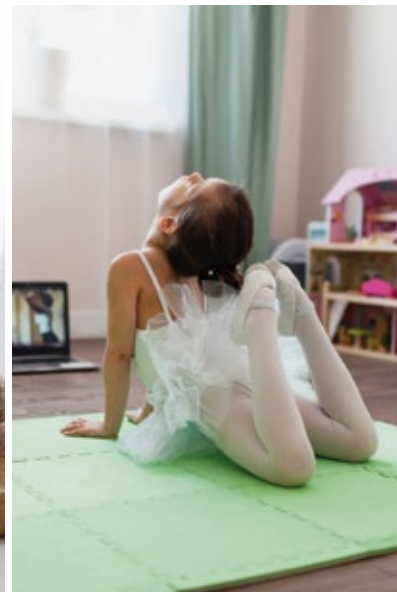
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



The many village and community halls in Eaglescliffe and the surrounding villages host a spectrum of activities. Eggescliffe Community Centre, just over half a mile away, presents craft fairs and fitness classes, amateur drama and a computer café alongside special events like live shows, quiz nights and beer festivals. A wide choice of gyms, cinemas, theatres and music venues can be found in the nearby towns.



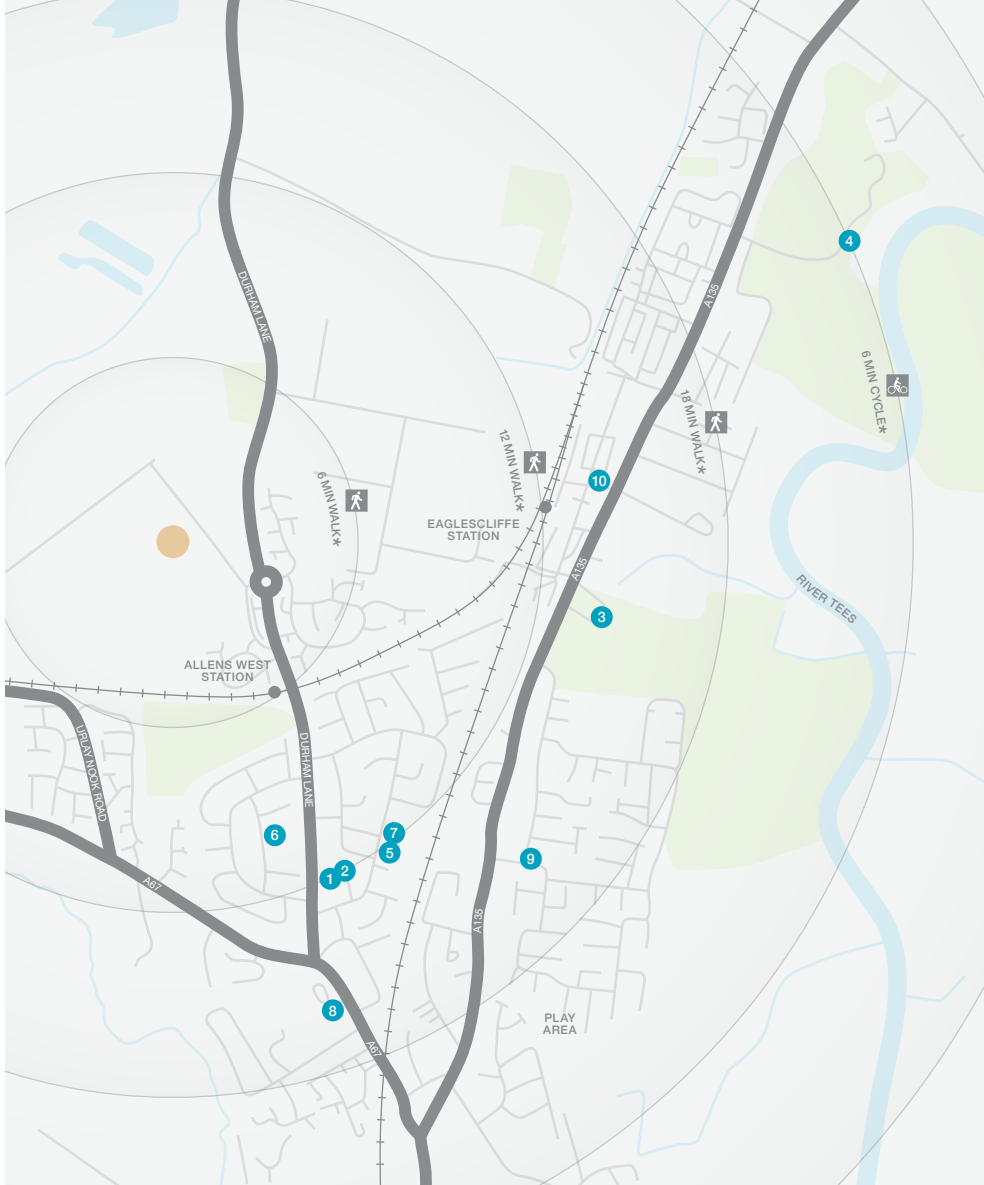
Eaglescliffe Golf Club's beautiful and challenging Teesside course is just a few yards from Eaglescliffe Station, and opportunities for walking and cycling include the Teesside Way, extending from the East Coast through Barnard Castle to Dufton in the west. The route runs through the grounds of Preston Park and Museum, a mile and a half from Pearwood Gardens. Attractions at Preston Park range from adventure play and skateboarding areas, Butterfly World and riverboat trips to a small gauge railway. The Museum includes a Victorian street with working shops, art exhibitions and local history displays, and there are regular family events in the grounds.



There are two primary schools within approximately ten minutes' walk. Durham Road Primary is rated 'Good' by Ofsted, and Junction Farm Primary as 'Outstanding', while Butterfield Pre-school, in the grounds of Junction Farm Primary, provides nursery facilities. Egglecliffe School and Sixth Form College, a little further away, is also rated 'Outstanding'. Eaglescliffe Medical Practice, staffed by five GPs with nursing support, is less than a mile from the development, and there is a dental surgery, Mydentist, near Eaglescliffe Station.

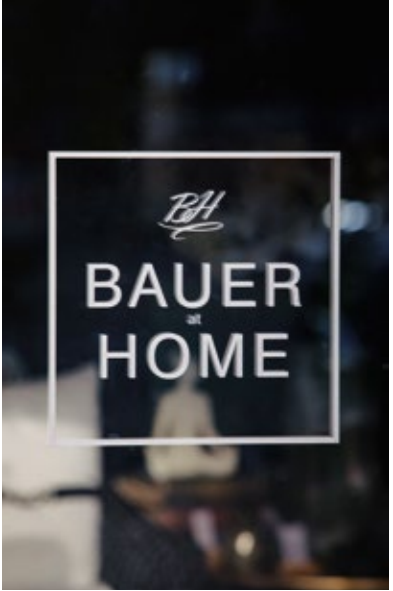
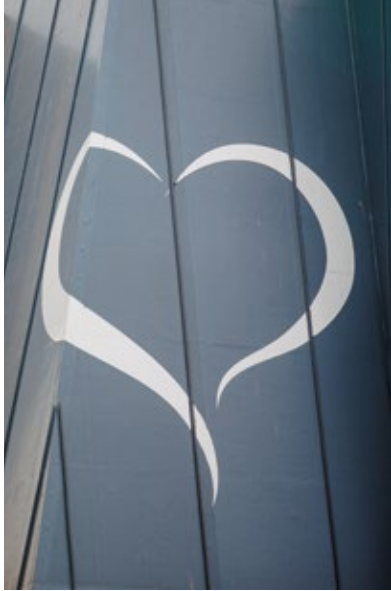
Useful Contacts

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Alpha Pharmacy
18 Durham Lane
01642 782 676
- 2 Orchard Post Office
Durham Lane
01642 784 409
- 3 Eaglescliffe Golf Club
Yarm Road
01642 780 238
- 4 Preston Park Museum and Grounds
Yarm Road
01642 527 375
- 5 Butterfield Pre-school
Butterfield Drive
01642 188 499
- 6 Durham Lane Primary School
Amberley Way
01642 780 742
- 7 Junction Farm Primary School
Butterfield Drive
01642 781 586
- 8 Eaglescliffe School and Sixth Form College
Urley Nook Road
01642 352 570
- 9 Eaglescliffe Medical Practice
Sunningdale Drive
01642 780 113
- 10 Mydentist
Station Road
01642 790 540

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle



How to find us

Please see millerhomes.co.uk for development opening times or call 03308 189 959

From the A66 westbound
Stay on the A66 past the turn-off for Yarm, and at the next junction leave the A66 to join Durham Lane, signposted for Eaglescliffe. After one and three-quarter miles, at the roundabout take the third exit and Pearwood Gardens is straight ahead.

From the A66 eastbound
A mile after passing the turn-off for Bishopton on the left, leave the A66 following signs for Redmarshall and Eaglescliffe. Take the fourth roundabout exit to cross the A66, then the second roundabout exit into Durham Lane. After one and three quarter miles, at the roundabout take the third exit and Pearwood Gardens is straight ahead.

Sat Nav: TS16 0RW



Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

90 years of miller homes

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development

Opening Times

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Sat Nav: TS16 0RW

millerhomes.co.uk

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